

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

February 7, 2008

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:33 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Laura Foster, Marco Innocenti, Arthur Munoz, Craig Nicholson (all Board Members present), Mr. Byers (unit 244), Ruth Gross (unit 332), Cathy Leyva (unit 369), Mr. Walter (unit 353), James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).

Election of Officers

The following officers were elected:

President – Todd Matson

Vice President – Craig Nicholson

Treasurer (and 2nd V.P.) – Arthur Munoz

Secretary (and 2nd V.P.) – Marco Innocenti

Member-at-Large (and 2nd V.P.) – Laura Foster

Via correspondence:

- Ms. Jasso (unit 328) suggested the Board consider a salary increase for Bill Bold for the various tasks he performs for the Association. James N. recommended the Board addresses this issue in Executive session.

Requests by Homeowners in attendance: Ms. Leyva (unit 369) discussed **parking issues** with the Board (she was given authority to call and sign for towing); Mr. Walter (353) discussed the **Grove website** and offered his assistance; Todd M and Laura F. to discuss further with Mr. Walter; Mr. Byers requested handicap parking space in Phase 1, commented on landscaping near parking spaces and concrete work..

Meeting Minutes: The December 13, 2007 and January 10, 2008 **Board Meeting minutes** were reviewed and **approved** as presented.

February Treasurer's Report:

		YTD
Total Income	\$67,885.00	\$67,885.00
Operating Expenses	27,502.26	27,502.26
Reserve Expenditures	0	0
Total Expenditures	27,502.26	27,502.26
Total in Savings	\$261,334.19	

James N. reported Operating Expenses are approximately 2% below budget allocation.

The **February** Treasurer's Report was unanimously **accepted** as presented. Association received a check of \$103,891.83 from Forestex on 2/1/08 as part of the settlement. As an "Emergency Issue" due to keeping account within the insurance limit, the Board approved opening a CDARS for \$50K for 6 months and \$100K for 12 months at Community West Bank.

Committee Reports: Ms. Leyva volunteered to continue her work as Landscaping Mgr., with Ms Gross also volunteering to help this committee. Ms Gross reported a pool heater problem to the Board.

Old Business

The Board discussed:

- On-going dry rot repairs; some trim work done at 7620 #219;
- New parking signs: additional signs on hold – sample sign deteriorating;
- Concrete repairs and bids;
- Pool deck repair: James N. to seek 2 new bids for deck replacement (or repair);
- Trash area signs: guideline notes to continue in Newsletter;
- Bldg 7624 to be fumigated after rainy season;
- No other New Business.

New Business

Items addressed:

- Exercise Room: Extend open hours? (No) Replace hand weights? Marco I. to procure, Board allocated \$200;
- Cutting back pool heat in winter (No);
- Rodent control tips to be published in Newsletter;
- Brief discussion of possibly amending the By-laws to lower the quorum for annual meetings; no decision taken;
- Board approved liens on units 121 and 124 (failure to pay Assn dues > \$1000);
- Todd M. reported on a variety of issues discussed at the South Coast HOA meeting; recommended lien level at \$1,000 and foreclosure at \$1,800
- Recapping large tree fall near bldg. 7626 during 1/24/08 storm;
- “Corporate Resolution” for managing CDARS (tabled);
- “Emergency Issue”: Annual bonus to Jose Soto from Progressive Care; tabled;
- “Emergency Issue”: Amended towing agreement signed with Smitty’s Towing; calls only – no parking lot “sweeps” (Approved);
- Correspondence file for 2007 given to Association
- No other Old Business.

(At this time, the Board adjourned to **Executive Session**)

The February meeting was **adjourned** at 8:34 pm.

The next Board meeting is scheduled for **6:30 pm., Thursday, March 13, 2008**, at the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA. Monthly Board meetings are normally held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.